

IN RE: PETITION FOR RESIDENTIAL
ZONING VARIANCE
E/S Midway Ave., 140 ft. N
of c/l New Deal Place
1 Midway Avenue
12th Election District
7th Councilmanic District
John K. Hyland, et ux
Petitioners

* BEFORE THE DEPUTY
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 95-1-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by John K. Hyland and Agnes D. Hyland, his wife, for that property known as 1 Midway Avenue in the Inverness subdivision of Baltimore County. The Petitioner/property owners herein seek a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an accessory structure (garage) with a height of 19.5 ft., in lieu of the required 15 ft., as more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the

ORDER RECEIVED FOR FILING

Date

by

MICROFILMED

B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

This property is located within the Chesapeake Bay Critical Areas and is subject to compliance with the recommendations to be made by the Department of Environmental Protection and Resource Management (DEPRM), pursuant to Section 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.), upon completion of their findings. The relief granted herein shall be conditioned upon Petitioners' compliance with said findings.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 27th day of July, 1994 that the Petition for a Zoning Variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an accessory structure (garage) with a height of 19.5 ft., in lieu of the required 15 ft., in accordance with Petitioners' Exhibit No. 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

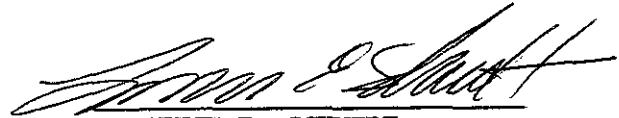
ORDER RECEIVED FOR FILING

Date _____

By _____

3. Compliance with the Department of Environmental Protection and Resource Management recommendations to be submitted upon completion of their review of this matter.

4. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

ORDER RECEIVED FOR FILING
Date 7/27/98
By M. G. G. G.

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

July 27, 1994

Mr. and Mrs. John K. Hyland
1 Midway Avenue
Baltimore, Maryland 21222

RE: Petition for Administrative Variance
Case No. 95-1-A
Property: 1 Midway Avenue

Dear Mr. and Mrs. Hyland:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".
Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.

Handwritten note: 8/1/94





Petition for Administrative Variance

95-1-A

to the Zoning Commissioner of Baltimore County

for the property located at 1 Midway Ave

which is presently zoned DE-5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

400.3 To allow an accessory structure (garage) with a height of 19.5 ft. in lieu of the required 15 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

See OTHER SIDE

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

Legal Owner(s)

(Type or Print Name)

(Type or Print Name)

Signature

Signature

Address

(Type or Print Name)

City

State

Zipcode

Signature

Attorney for Petitioner

(Type or Print Name)

Address

Phone No.

Signature

City

State

Zipcode

Address

Phone No.

Name

City

State

Zipcode

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: *[Signature]*

DATE

7-1-94

ESTIMATED POSTING DATE



Printed with Soybean Ink
on Recycled Paper

MICROFILMED

ITEM #:

1

ORDER RECEIVED FOR FILING

DATE

BY

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

address 1 Midway
Baltimore md 21222
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

We are requesting a variance for a accessory structure of 19'x6' because it does not meet the 15 foot requirement. The owner has spent a great deal of time choosing a garage design that would meet his needs for storage and parking of his vehicles. It also accomadates the architect's of surrounding building and his house.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

John K. Hyland
(signature)
John K. Hyland
(type or print name)



Anges D. Hyland
(signature)
Anges D. Hyland
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1st day of June, 19 94, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

John K. Hyland *Anges D. Hyland*

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

06/01/94
date

Helen M. Lubinski
NOTARY PUBLIC

HELEN M. LUBINSKI
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires April 30, 1996

EXAMPLE 3 - Zoning Description

- 3 copies

95-1-A

Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet.

ZONING DESCRIPTION FOR 1 Midway Ave.
(address)
Election District 12 Councilmanic District 7

Beginning at a point on the EAST side of Midway Dr.
(north, south, east or west)

40'
(street on which property fronts) (number of feet of right-of way width)

wide at a distance of 140' NORTH of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street New Deal Place
(name of street)

which is 30' wide. *Being Lot # 53 & 54
(number of feet of right-of-way width)

Block _____, Section # _____ in the subdivision of
_____ as recorded in Baltimore County Plat
(name of subdivision)

Book # 10, Folio # 128, containing
8,750 & .20 Ac.
(square feet and acres)

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber _____, Folio _____" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Example of metes and bounds: N.87 12' 13" E. 321.1 ft., S.18 27' 03" E.87.2 ft., S.62 19' 00" W. 318 ft., and N.08 15' 22" W. 80 ft. to the place of beginning.

NOTED

Plat Requirements

12 copies required. The plat shall be legible and clear enough for micro-filming and in no case can it be larger than 24" x 36". Plats must be trimmed or folded to a neat 8-1/2" x 11" size. It shall contain all the information as set forth on the checklist as follows:

1. NORTH ARROW, ELECTION AND COUNCILMANIC DISTRICT, TITLE PLAN "PLAN TO ACCOMPANYHEARING". THE OWNER'S NAME, PROPERTY ADDRESS AND DATE.
2. SCALE OF DRAWING: 1"=20' or 1"=50'. If acreage exceeds 40 acres, use 1"=100' scale.
3. OUTLINE OF PROPERTY: Indicated by a heavy bold line include lot lines, distances and area of the parcel(s) by square feet and acreage. (To figure acreage, divide square feet by 43,560.)
4. VICINITY MAP: A vicinity map must be included on all plats with the scale of 1"=1,000' WITH SITE CLEARLY AND ACCURATELY DEPICTED. DO NOT PUT THIS MAP ON A SEPARATE SHEET; IT MUST BE ON THE SAME SHEET AS THE SITE PLAT!
5. PRIOR ZONING HEARINGS: The case number(s), date of the Order(s), what was granted or denied, and any restrictions must be listed and addressed on the plat for any prior zoning hearings.
6. OWNERSHIP: Of all adjacent parcel(s) of property including owner's name(s), lot numbers, subdivision names, tax account numbers, and/or deed references.
7. LOCATION: Street address and name of adjoining street(s), beginning point of description and distance from property corner to the nearest intersecting public street centerline. (Check record plats, State tax maps, or utility maps in Room 206, County Office Building.) This beginning point and distance should also be the first statement in the zoning description on Page 5.
8. STREETS, WIDENING, R/W, EASEMENTS: Include all existing public boundary streets with the existing right-of-way and paving width. Include any existing or proposed easements or right-of-ways and indicate if it is public or private.
9. BUILDINGS: Use, dimensions, height and location of all existing buildings and improvements on property with building-to-property line and building-to-building setbacks shown for each structure. Also, the front orientation of any dwellings and the use, dimension and location of all proposed buildings or additions and the proposed use if the use is to be changed. The general use, building and lot dimensions and all facing property line setbacks of buildings on adjoining lots.
10. STREET SETBACKS: If a new dwelling is proposed or the proposed addition or improvement is located on the street side (front) and if either adjacent side is unimproved and your property is zoned D.R.-2, D.R.-3.5 or D.R.-5.5, then you must show on your site plan the front setback of all dwellings on your side of the street within a distance of 200 feet from the joint side property lines.
11. UTILITIES: Show location and size of all public utilities and right-of-ways both adjacent to and on-site. If no public water or sewer exist, well and septic system locations and setbacks must be indicated. (Public utilities reference - Room 206, County Office Building.)
12. FEATURES: Location of streams, storm water management systems drainage, and pipe systems on or within 50 feet of the property.
13. B.O.C.A.: Buildings must meet the building code, as well as the fire code requirements, with regard to type of construction, windows, etc.
14. SPECIAL REQUIREMENTS: For Special Hearings on 2 apartment dwellings, floor plans detailing each floor with room square footages and uses are required.

All of the above information MUST be complete and accurate or
the petition CANNOT be accepted for filing! and another appointment will have to be made!

95-1-A

ZONING DESCRIPTION

Zoning Description for 1 Midway Avenue

Election District 12

Councilmanic District 7

As Record in Deed Liber 10 Folio 128 (N 62° 34' W 175', S 27° 26' W 50', S 64° 34' E 175', S 27° 26' W 50' to the place of beginning.

MADEIRA
1000 1000 1000

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-1-17

District 12th

Date of Posting 7/14/94

Posted for: Variance

Petitioner: John & Agnes Hyllis

Location of property: 1 Midway Ave, E/S

Location of Signs: Facing roadway, on property being zoned

Remarks: _____

Posted by

M. H. Hestley
Signature

Date of return:

7/14/94

Number of Signs: 1



MICROFILMED



Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

95-1-A

Account: R-001-6150

Number #1

Date 7/1/94

Hyland -- 1 Midway Ave.

Taken by: JRF

010 - Variance -- \$50.00

080 - Sign --- \$35.00

\$85.00

MICROFILMED

01A01#0330MICHR

\$85.00

BA C003:09PM07-01-94

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: # 1

Petitioner: John K. Hyland & Angeles D. Hyland

Location: 1 Midway Ave.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: STEPHEN ZENTZ

ADDRESS: P.O. Box 9578

Baltimore, Md 21237

PHONE NUMBER: 866-1277

MICROFILMED

AJ:ggs

(Revised 04/09/93)

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

July 19, 1994

Mr. and Mrs. John K. Hyland
1 Midway Avenue
Baltimore, Maryland 21222

RE: Case No. 95-1-A, Item No. 1
Petition for Administrative Variance
Petitioner: John K. Hyland, et ux.

Dear Mr. and Mrs. Kyland:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above-referenced petition, which was accepted for filing on July 1, 1994 and scheduled for a hearing accordingly. Any attached comments from a reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the hearing file.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

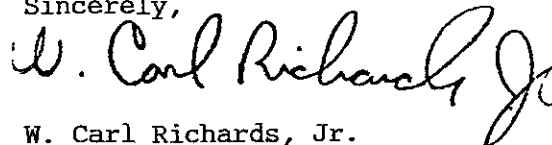
RECEIVED
JUL 20 1994

Zoning Plans Advisory Committee Comments
Mr. and Mrs. John K. Hyland
Date: July 19, 1994
Page 2

2. Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the zoning commissioner will deny the petition due to errors or incompleteness.
3. Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72-hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

If you have any questions concerning the enclosed comments, please feel free to contact Charlotte Minton in the zoning office at 887-3391 or the commenting agency.

Sincerely,



W. Carl Richards, Jr.
Zoning Supervisor

WCR:cm



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

7-11-94

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: *1 (JRF)

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for DAVID N. RAMSEY, ACTING CHIEF

~~John Contestabile, Chief~~
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 07/12/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 512, 514, 515, 516, 518,
519, 520, 521, 522, 523 AND *1.

RECEIVED

JUL 13 1994

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 827-4881, MS-1102F

cc: File

MICROFILMED



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Director
Office of Planning and Zoning

DATE: July 21, 1994

SUBJECT: 1 Midway Avenue

INFORMATION:

Item Number: 1

Petitioner: Hyland Property

Property Size: _____

Zoning: D.R. 5.5

Requested Action: _____

Hearing Date: _____ / _____ / _____

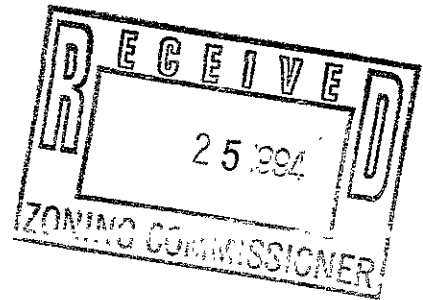
SUMMARY OF RECOMMENDATIONS:

Should the applicant's request be granted, use of the garage should be limited to storage and the parking of vehicles.

Prepared by: Jeffrey W. Lee

Division Chief: Carol L. Keller

PK/JL:lw



MICROFILMED

Baltimore County Government
Office of Zoning Administration
and Development Management

Les
7/24/94



111 West Chesapeake Avenue
Towson, MD 21204

August 1, 1994

(410) 887-3353



Mr. and Mrs. John K. Hyland
1 Midway Avenue
Baltimore, MD 21222

RE: Case No. 95-1-A, Item No. 1
Petition for Administrative Variance
Petitioner: John K. Hyland, et ux

Dear Mr. and Mrs. Hyland:

Enclosed are copies of comments received from Office of Planning
and Zoning on August 1, 1994 for the above-referenced case.

If there are any questions, please do not hesitate to call me at
887-3391.

Sincerely,

Julie A. Winiarski
Julie A. Winiarski
Office Assistant

Enclosure



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

July 8, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: Mr. and Mrs. John K. Hyland
1 Midway Avenue
Baltimore, Maryland 21221

Re: CASE NUMBER: 95-1-A (Item 1)
1 Midway Avenue
E/S Midway Avenue, 140 feet of c/l New Deal Place
Petitioner(s): John K. Hyland and Agnes D. Hyland

Variance to allow an accessory structure (garage) with a height of 19.5 feet in lieu of the required 15 feet.

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before July 10, 1994. The closing date (July 25, 1994) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

MICROFILMED

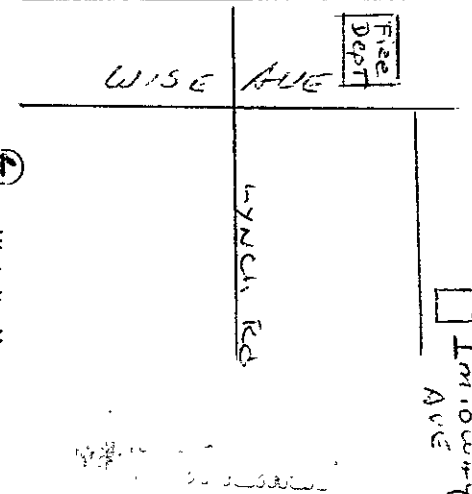


see pages 5 & 6 of the CHECKLIST for additional required information

2m. 0.001

11

95-1



Vicinity Map
scale: 1"=1000'

John & JoAnn
Cicchetti
Los Angeles

Councilman District: 7

Zoning: DR5.5

acreage square feet

WATER: ☒ ☐

Chesapeake Bay Critical Area: ☒
Prior Zoning Hearings: *NONE*

reviewed by: ITEM #: CASE#:

Scale of Drawing: 1" = 40'



looking directly From Alley
onto Building lot



MICROFILMED

look AT Building Site From Alley

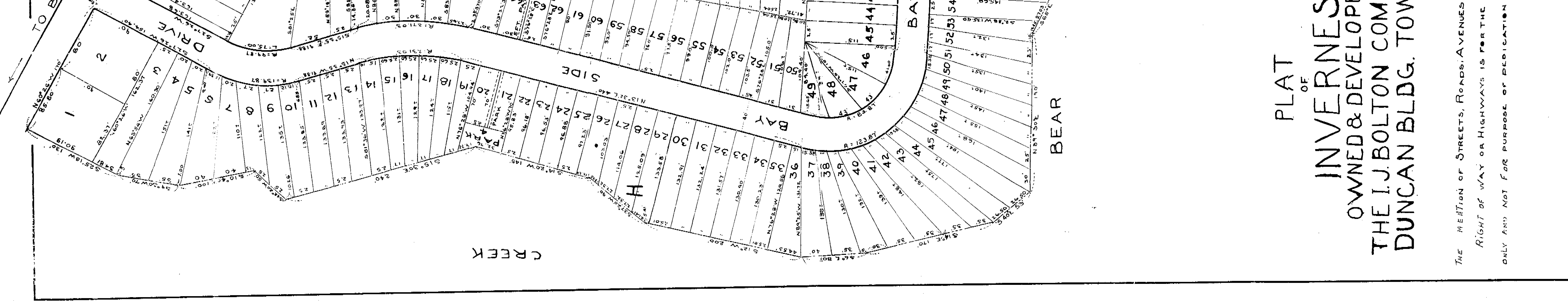


~~P~~ proposed site of garage
Looking From Alley Towards
Neighbors garage.

TO

FILED FOR RECORD
TEST: C. W. H. J. B. W. J. B. W. J. B.
CLERK.

1700

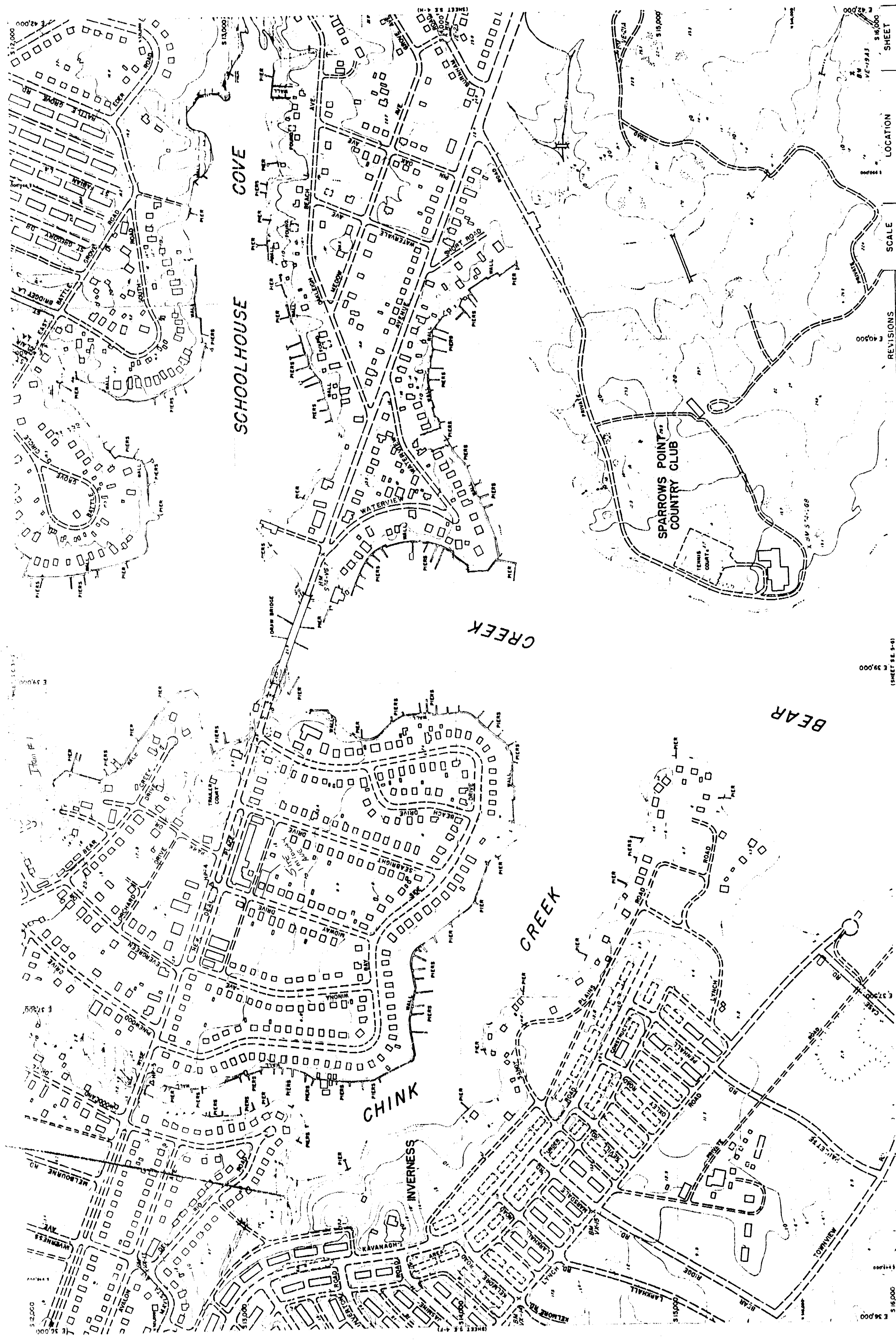


PLAT
OF
INVERNESS
OWNED & DEVELOPED
THE I. J. BOLTON COMPANY
DUNCAN BLDG. TOWSONE

THE MENTION OF STREETS, ROADS, AVENUES, PATHS AND OTHER
RIGHT OF WAY OR HIGHWAYS IS FOR THE PURPOSE OF DESCRIPTION
ONLY AND NOT FOR PURPOSE OF DEDICATION

SCALE=60 FEET TO ONE INCH
FRED. H. DOLLENBERG
COUNTY SURVEYOR FOR BALTIMORE
TOWSON, MD. MAY 5, 1964

L. McL.M. 10~123



95-1-A

PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS BY DATE		SCALE 1" = 200'	LOCATION NORTH POINT INVERNESS	SHEET SE 4-G
DATE OF PHOTOGRAPHY DEC 1954				

Topography Compiled By Photogrammetric Methods
 ABRAMS AERIAL SURVEY CORP. LANSING, MICH.

MICROFILMED

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

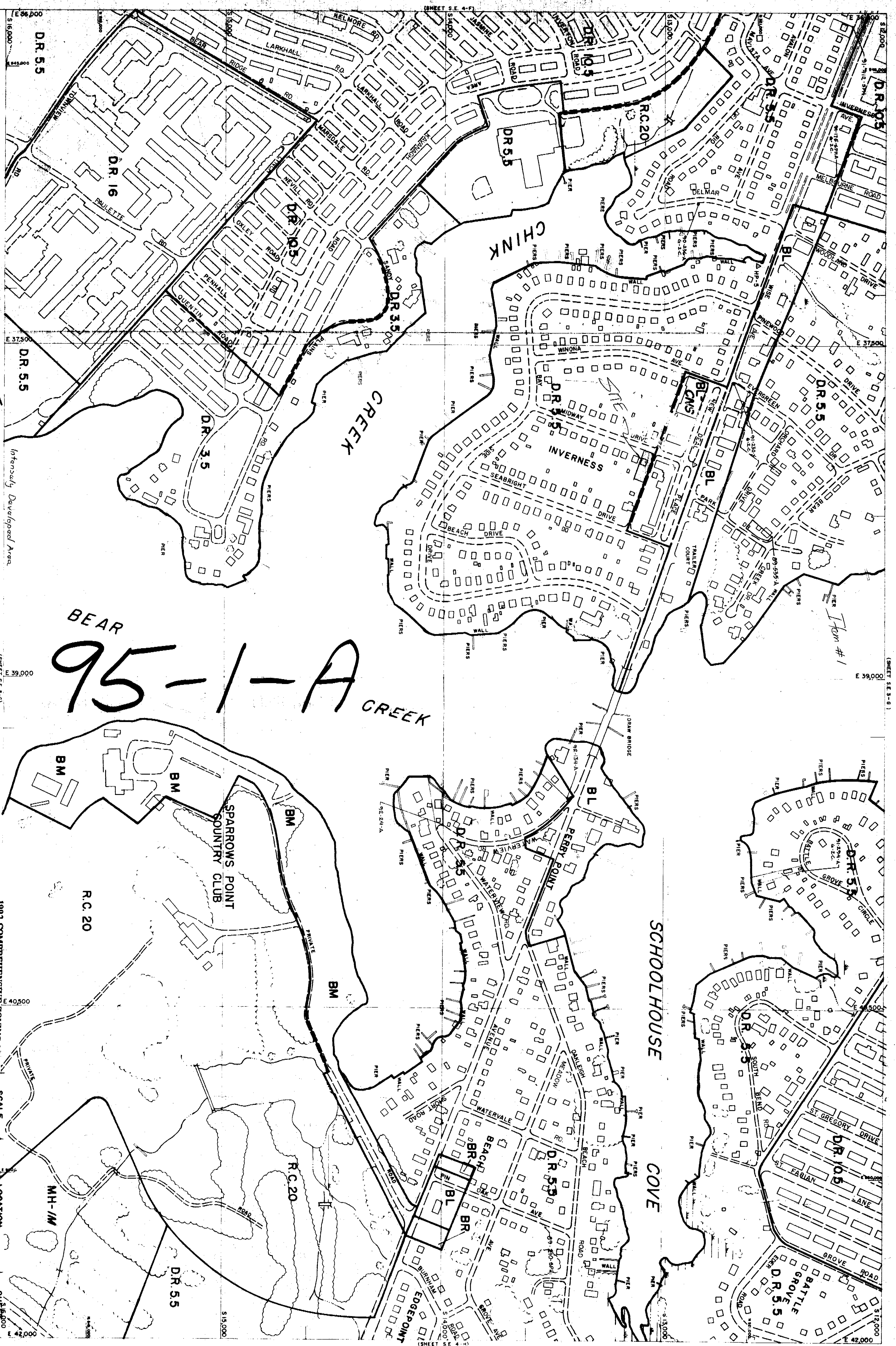
THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY RICHART-HORN, INC., BALTIMORE, MD. 21210

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 13, 1988
BM Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88
Chairman, County Council

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
BM Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92
Chairman, County Council

SCALE	1" = 200'
DATE OF PHOTOGRAPHY	JANUARY 1986
LOCATION	NORTH POINT INVERNESS
SHEET	4-G

MICROFILMED





**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP**

SCALE
1" = 200' ±

LOCATION
NORTH POINT
INVERNESS

DATE OF PHOTOGRAPHY
JANUARY 1966

SHEET
S.E.
4-G
MICROFILMED

Item # 1

95-1-A

IN RE: PETITION FOR RESIDENTIAL ZONING VARIANCE
E/S Midway Ave., 140 ft. N of c/l New Deal Place
12th Election District
7th Councilmanic District
John K. Hyland, et ux
Petitioners

* BEFORE THE DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 95-1-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by John K. Hyland and Agnes D. Hyland, his wife, for that property known as 1 Midway Avenue in the Inverness subdivision of Baltimore County. The Petitioner/property owners herein seek a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an accessory structure (garage) with a height of 19.5 ft., in lieu of the required 15 ft., as more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the

B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

This property is located within the Chesapeake Bay Critical Areas and is subject to compliance with the recommendations to be made by the Department of Environmental Protection and Resource Management (DEPRM), pursuant to Section 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.), upon completion of their findings. The relief granted herein shall be conditioned upon Petitioners' compliance with said findings.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 27th day of July, 1994 that the Petition for a Zoning Variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an accessory structure (garage) with a height of 19.5 ft., in lieu of the required 15 ft., in accordance with Petitioners' Exhibit No. 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

-2-

3. Compliance with the Department of Environmental Protection and Resource Management recommendations to be submitted upon completion of their review of this matter.

4. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

Suite 113, Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

July 27, 1994

Mr. and Mrs. John K. Hyland
1 Midway Avenue
Baltimore, Maryland 21222

RE: Petition for Administrative Variance
Case No. 95-1-A
Property: 1 Midway Avenue

Dear Mr. and Mrs. Hyland:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm
encl.

ORDER RECEIVED FOR FILING
Date
By

ORDER RECEIVED FOR FILING
Date
By

ORDER RECEIVED FOR FILING
Date
By

-3-



Petition for Administrative Variance
to the Zoning Commissioner of Baltimore County

for the property located at 1 Midway Ave
which is presently zoned DE-55

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.3 To allow an accessory structure (garage) with a height of 19.5 ft. in lieu of the required 15 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Legal Owner(s)
John K. Hyland
Agnes D. Hyland
Address: 1 Midway Ave, Baltimore, MD 21222

Attorney for Petitioner
Signature
Address
City
State
Zipcode

Public Hearing having been requested and/or heard to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 19th day of July, 1994, that the subject matter of this petition be set for a public hearing, to be held on the 19th day of July, 1994, at 7:00 PM, at the Zoning Commission of Baltimore County, and that the property be reported.

Zoning Commissioner of Baltimore County

Submitted by: [Signature] Date: 7-1-94

Printed with Recycled Ink on Recycled Paper

ITEM #: 1

Affidavit in support of
Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:
That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1 Midway Ave
Baltimore, Md 21222

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (Please narrate in plain English)

We are requesting a variance for a accessory structure of 19.5 ft. height. It does not meet the 15 ft. requirement. The garage is for a great deal of time. Choosing a garage design that would not be used for storage and parking of cars. It is a modern design that is around the house.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reporting and advertising fee and may be required to provide additional information.

John K. Hyland
Agnes D. Hyland
STATE OF MARYLAND, COUNTY OF BALTIMORE, do hereby certify, this 1st day of July, 1994, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

John K. Hyland
Agnes D. Hyland
Notary Public
My Commission Expires April 20, 1996

AS WITNESSES my hand and Notarial Seal.
Date: 7/1/94

EXAMPLE 3 - Zoning Description - 3 copies

Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet.

ZONING DESCRIPTION FOR 1 Midway Ave.
Election District 12 Councilmanic District 7

Beginning at a point on the EAST side of Midway Dr.
(north, south, east or west)
which is 40'
(number of feet of right-of-way width)

(street on which property fronts)
wide at a distance of 140' NORTH of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street New Deal Place
(name of street)

which is 30' wide. *Being Lot # 53 & 54
(number of feet of right-of-way width)

Block _____, Section # _____ in the subdivision of
(name of subdivision)
as recorded in Baltimore County Plat

Book # 10, Folio # 128, containing
8,750 & 20 AC.
(square feet and acres)

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber _____, Folio _____" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Example of metes and bounds: N.87 12' 13" E. 321.1 ft., S.18 27' 03" E.87.2 ft., S.62 19' 00" W. 318 ft., and N.08 15' 22" W. 80 ft. to the place of beginning.

7

ZONING DESCRIPTION

Zoning Description for 1 Midway Avenue
Election District 12 Councilmanic District 7

As Record in Deed Liber 10 Folio 128 (N 62° 34' W 175', S 27° 26' W 50', S 64° 34' E 175', S 27° 26' W 50' to the place of beginning.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 12th Date of Posting: 7/4/94

Posted for: Venice

Petitioner: John K. Hyland & Agnes D. Hyland

Location of property: 1 Midway Ave, B/S

Location of Sign: Along roadway on property being zoned

Remarks: _____

Posted by: [Signature] Date of return: 7/14/94

Number of Signs: 1

receipt
95-1-A

Account: ROC16150
Number: #1

Date: 7/1/94 Taken by: JRF

Hyland -- 1 Midway Ave.

010 - Variance -- \$50.00
080 - Sign -- \$35.00
\$85.00

\$85.00

JUL 01 1994
EX 093-09FAD7 91-94

Please Make Checks Payable To: Baltimore County

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

[Signature]
ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: #1

Petitioner: John K. Hyland & Agnes D. Hyland

Location: 1 Midway Ave

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Steven Zeeb

ADDRESS: P.O. Box 9578
Baltimore, MD 21237

PHONE NUMBER: 846-1277

Adj: ggs (Revised 04/09/93)

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

July 19, 1994

Mr. and Mrs. John K. Hyland
1 Midway Avenue
Baltimore, Maryland 21222

RE: Case No. 95-1-A, Item No. 1
Petition for Administrative Variance
Petitioner: John K. Hyland, et ux.

Dear Mr. and Mrs. Hyland:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above-referenced petition, which was accepted for filing on July 1, 1994 and scheduled for a hearing accordingly. Any attached comments from a reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the hearing file.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

Maryland Department of Transportation
State Highway Administration

7-11-94

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 95-1 (JRF)

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
[Signature]
DAVID H. KASSOFF, Acting Chief
John Contestabile, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2228 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21286-5500 (410) 887-4500

DATE: 07/12/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No.: SEE BELOW Zoning agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 512,514,515,516,518, 519,520,521,522,523 AND #1.

RECEIVED
JUL 13 1994
ZADM

REVIEWER: LT. ROBERT P. GAUERWALD
Fire Marshal Office, PHONE 887-4681, MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Director
Office of Planning and Zoning

DATE: July 21, 1994

SUBJECT: 1 Midway Avenue

INFORMATION:

Item Number: 1

Petitioner: Hyland Property

Property Size: _____

Zoning: D.R. 5.5

Requested Action: _____

Hearing Date: 1/1

SUMMARY OF RECOMMENDATIONS:

Should the applicant's request be granted, use of the garage should be limited to storage and the parking of vehicles.

Prepared by: [Signature]

Division Chief: [Signature]

PK/JL:lw

RECEIVED
JUL 25 1994
ZONING COMMISSIONER

Pg. 1

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

August 1, 1994

Mr. and Mrs. John K. Hyland
1 Midway Avenue
Baltimore, MD 21222

RE: Case No. 95-1-A, Item No. 1
Petition for Administrative Variance
Petitioner: John K. Hyland, et ux

Dear Mr. and Mrs. Hyland:

Enclosed are copies of comments received from Office of Planning and Zoning on August 1, 1994 for the above-referenced case.

If there are any questions, please do not hesitate to call me at 887-3391.

Sincerely,
[Signature]
Julie A. Winiarski
Office Assistant

Enclosure

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

July 6, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: Mr. and Mrs. John K. Hyland
1 Midway Avenue
Baltimore, Maryland 21221

Re: CASE NUMBER: 95-1-A (Item 1)
1 Midway Avenue
8/8 Midway Avenue, 140 feet of c/l New Deal Place
Petitioner(s): John K. Hyland and Agnes D. Hyland

Variance to allow an accessory structure (garage) with a height of 19.5 feet in lieu of the required 15 feet.

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before July 10, 1994. The closing date (July 25, 1994) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

[Signature]
Arnold Jablon
Director

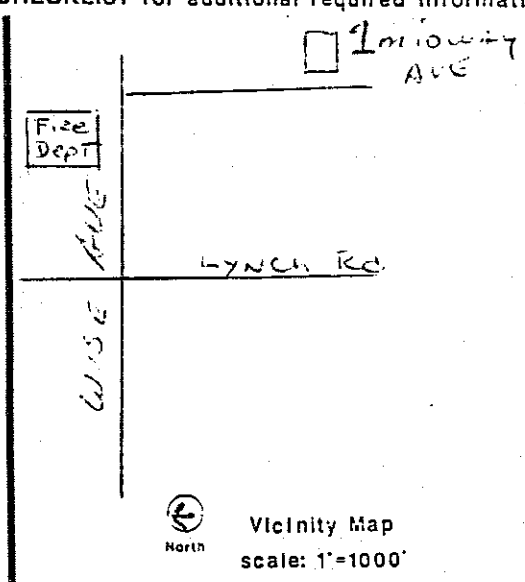
Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 1 Midway Ave see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: T. NUCCNESS

plat book # 10, folio # 128, lot # 53 & 54, section # 95-1

OWNER: John K & Agnes D Hyland



LOCATION INFORMATION

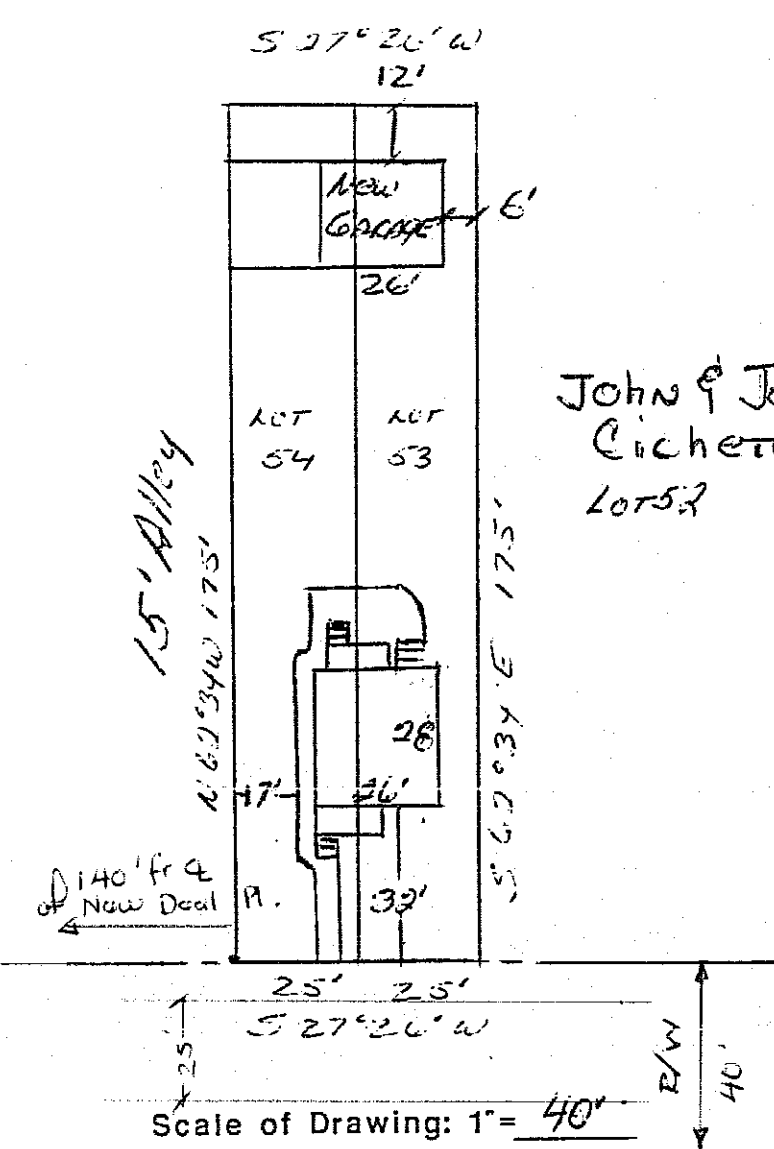
Election District: 12
Councilmanic District: 7
1"=200' scale map #: SE 4-6
Zoning: DRS.5
Lot size: 20 8750
acreage square feet

SEWER: ☒ public ☐ private
WATER: ☒ public ☐ private

Chesapeake Bay Critical Area: ☒ YES ☐ NO
Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: JF ITEM #: 1 CASE#:



John & JoAnn
Cichetti
Lot 53



North
date: 6/13/94
prepared by: SFZ

Scale of Drawing: 1"=40'

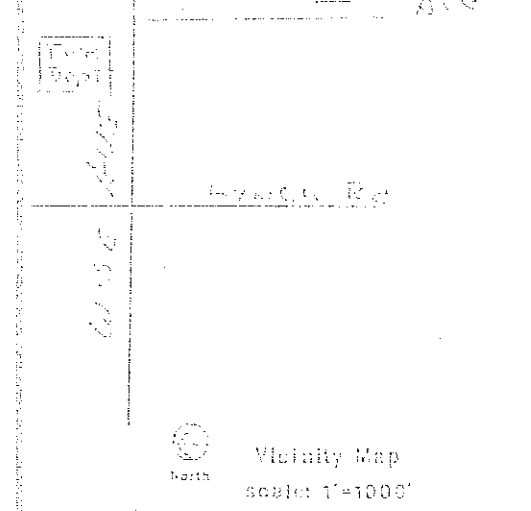
Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 1 Midway Ave see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: T. NUCCNESS

plat book # 10, folio # 128, lot # 53 & 54, section # 95-1-A

OWNER: John K & Agnes D Hyland



LOCATION INFORMATION

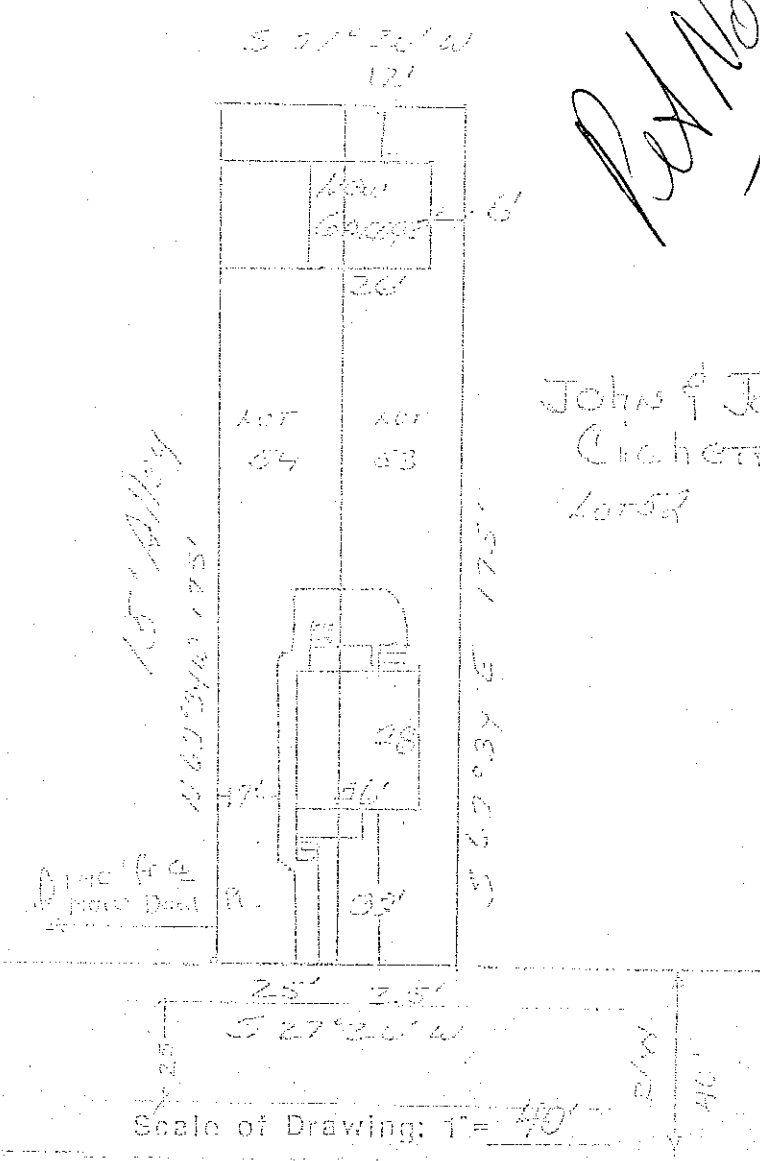
Election District: 12
Councilmanic District: 7
1"=200' scale map #: SE 4-6
Zoning: DRS.5
Lot size: 20 8750
acreage square feet

SEWER: ☒ public ☐ private
WATER: ☒ public ☐ private

Chesapeake Bay Critical Area: ☒ YES ☐ NO
Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: JF ITEM #: 1 CASE#:



John & JoAnn
Cichetti
Lot 53

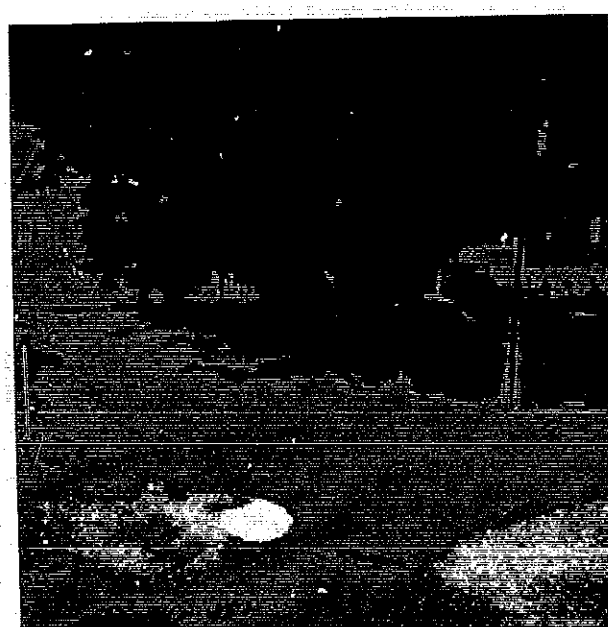


North
date: 6/13/94
prepared by: SFZ

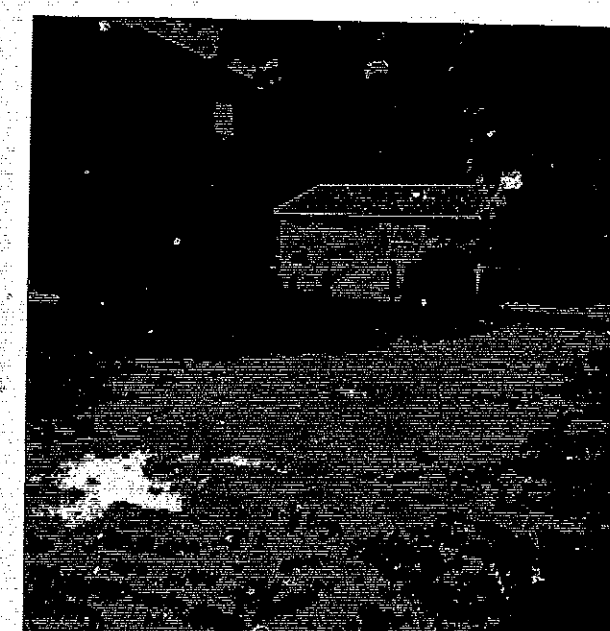
Scale of Drawing: 1"=40'



looking directly from Alley
onto Building lot



look AT building site from Alley



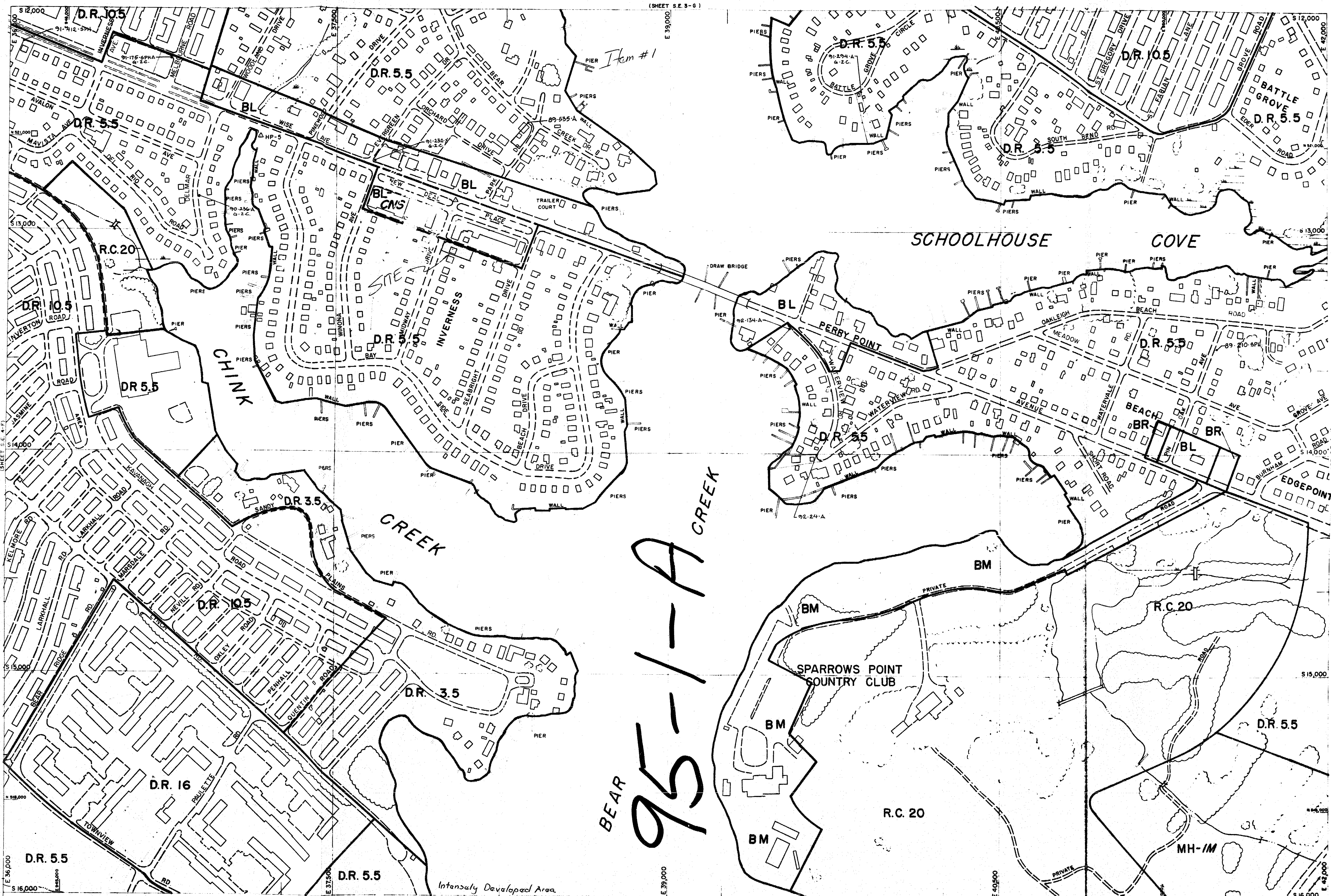
Proposed site of garage
looking from Alley towards
Neighbors garage.

H-1-56



THESE WORDS, STREETS, ROADS, AVENUES, PATHS AND OTHER
 HIGHWAYS IS FOR THE PURPOSE OF DESCRIPTION
 FOR THE PURPOSE OF REGULATION

SCALE: 60 FEET TO ONE INCH
FRED H. DOLLENBERG
COUNTY SURVEYOR FOR BALTIMORE CO.
TOWSON, MD. MAY 5, 1937.



BEAR
95-1-A
CREEK

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 13, 1988
Bill Nos. 144-88, 146-88, 148-88, 149-88, 150-88
John J. P. [Signature]
Chairman, County Council

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
Bill Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92
William D. Howard IV
Chairman, County Council

SCALE 1" = 200'	LOCATION NORTH POINT INVERNESS	SHEET S.E. 4-G
DATE OF PHOTOGRAPHY JANUARY 1986		

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210



PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS			SCALE 1" = 200'	LOCATION NORTH POINT INVERNESS	SHEET S.E. 4-G
	BY	DATE			
			DATE OF PHOTOGRAPHY DEC. 1954		
Topography Compiled By Photogrammetric Methods ABRAMS AERIAL SURVEY CORP LANSING MICH.					

MICROFILMED

95-1-A



Item # 1

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	NORTH POINT	S. E.
DATE OF PHOTOGRAPHY JANUARY 1986	INVERNESS	4-G